

WHS & HANMER SCHOOL BUILDING COMMITTEE

REGULAR MEETING MINUTES

Monday January 12, 2015

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman	x		
	Daniel Camilliere	X		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk	X		
	Peter Gardow	X		
	David Drake			
Liaison Present	Steven Barry, Council Liaison	X		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.		x	
Staff Present				
	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal			x
	Fred Bushey, Dir of Maintenance	x		
	Lori Schroll, Administrative Analyst - Engineering	x		
	Sally Katz, Dir. Of Physical Services	x arrived at 6:49		
Guests Present	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x arrived at 6:45		
	Mark Jeffco, O&G	x		
	Ken Biega, O&G	x		

Call to Order: Chairwoman Fortunato called the meeting to order the order at 6:38 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

Public Comments – none

1. Approval of Minutes:

a. Minutes of the January 5, 2015 special meeting. Motion was made by Diane Fitzpatrick to accept the minutes, seconded by Ed Brymer; Discussion – none
All present voted in favor - Frank Dellaripa abstained.

2A. Expenditures:

a. Meyer Inc. Inv. #COM-694-14/6 – 11/30/14 - \$528.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion- none

All present voted in favor.

b. Meyer, Inc. - Inv. #COM-978-3/12 – 11/30/14 - \$1,100.00 & C1266/2 - 11-30-14 - \$432.00 (\$1532)

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion- none

All present voted in favor.

c. GNCB- Inv. #20932– 11/30/14 - \$300.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor.

d. Halloran & Sage - Inv. #11168438 - 11/14/14 - \$555.93

Motion was made by Dan Camilliere to pay this invoice, seconded by Diane Fitzpatrick; Discussion – Al Divincentis is resolving the issue with the outside bleachers. Christine asked if Al has everything he needs, Jeff said he is waiting on the calculation for the point loads, Rusty stated that he called the manufacturer and they couldn't tell him what they were. The question was asked if we can recoup these fees, Jeff said this is a collateral expense, and he will have to ask Al.

All present voted in favor.

e. Halloran & Sage - Inv. #11170813 - 12/9/14 - \$63.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Diane Fitzpatrick; Discussion – none

All present voted in favor

f. QA - Inv. #7339 - 11/30/14 - \$19,531.11

Motion was made by Frank Dellaripa to pay this invoice, seconded by Ed Brymer; Discussion – Peter said they still have items on the Commission list, Rusty said that they are items that have to be evaluated after the panels go in.

All present voted in favor

g. QA - Inv. #7340- 11/30/14 - \$225.12

Motion was made by Frank Dellaripa to pay this invoice, seconded by Ed Brymer; Discussion – none

All present voted in favor

h. O&G Ind. - Inv. #00014 - 11/30/14 - \$89,364.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa; Discussion – Peter said they still have items on the commissioning list, some from November, and most of them are roofing items. Peter continued on to say that at the last meeting we had spoken about looking at these. Mark said that these items should be under MJ Daly and is mislabeled. Peter will speak with Mike Cannon about reassigning these items to the appropriate party.

Frank asked if this can end up on a punch list, Ken said no, these items are in addition to the punch list. Jeff asked Gus if they responded to the 9 items, Gus said the commissioning is an ongoing log and we hold 5% retainage on all their bills in case of any issues. Gus continued on to say that the 9 items are Palmer sheet metal who is a subcontractor to Daly.

Ken said that BVH may not have gone back out to look at these yet to see if any thing is closed.

Peter said the list is the only thing he has to see if stuff is getting done, some things have been taken care of, or at least notes have been put in stating what is going on.

All present voted in favor

i. STL Inc. - Inv. #28508 - 11/28/14 - \$5,787.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Ed Brymer; Discussion – Peter asked if anything was found, Gus said no.

All present voted in favor

j. BVH - Inv. #02112129.00 - 12/23/14 - \$3,189.24

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

k. HP - Invoice #35713409 - 12/15/14 - \$31,015.38

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Mike stated that Keith has verified the bill and he received everything.

All present voted in favor

I. HP - Invoice #35699607 - 12/12/14 - \$163,877.62

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

m. GNCEB Engineers - Increase PO Amount 1/6/15 - \$1000.00

Motion was made by Ed Brymer to increase this PO, seconded by Dan Camilliere; Discussion – Mike said this company works with STL, on an on call basis.

All present voted in favor

n. Fuss & O'Neil - Inv. #0011269 - 4/15/14 - \$3,539.75

Motion was made by Diane Fitzpatrick to increase this PO, seconded by Peter Gardow; Discussion – none

All present voted in favor

2B. Contractor Requisitions

a. G&R Valley - Req. #00008 - 11/30/14 - \$251,113.50

Motion was made by Peter Gardow to pay this invoice, seconded by Frank Dellaripa; Discussion – Jeff said that Gus put together a list of what is missing and how it is going to be taken care of short term.

All present voted in favor

b. Ferguson Elec. - Req. #00007 - 11/30/14 - \$493,401.55

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere; Discussion – Ed asked if they still have a lot of work to do, Gus said they are working on the conduits, they roughing it on the reno, and are working on the light fixtures in the media center.

All present voted in favor

c. GDS Contracting - Req. #00008 - 11/30/14 - \$123,583.07

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

d. G. Donovan - Req. #00008 - 11/30/14 - \$548,977.50

Motion was made by Dan Camilliere to pay this invoice, seconded by Ed Brymer; Discussion – Gus said they have a lot of material on site; for Phase 1 they are missing some item, and since they are at the end of the phase, they lost some time.

All present voted in favor

e. SMI - Req. #00011 - 11/30/14 - \$29,264.71

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

f. L&P Gate - Req. #00009 - 11/30/14 - \$67,091.98

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

g*. MJ Daly - Req. #00006 - 11/30/14 - \$1,102,839.80

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – Peter said they have gotten 65% of the Commission list updated; this work was from the end of November. Peter asked if this were the items BVH was looking at in December, O&G said yes. Ken

said that the town could approve this requisition; O&G can tell Daly that it was approved, but until the items on the commissioning list are resolved the town will be holding the check. O&G is meeting with the president of Daly on Thursday. Jeff asked what the trigger to release the check is, do they have to just update the spreadsheet, or actually take action and fix the items?

Frank made the motion to amend the original motion that the payment (check) will not get released until the commissioning items that need to be corrected in the occupied space (i.e. the new additions - band, choral, and athletic areas) are completed and closed. Also, the remaining items need to be updated on the commissioning list, seconded by Dan Camilliere. Discussion - none

All present voted in favor

h. Silktown Roofing - Req. #00008 - 11/30/14 - \$73,965.88

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion - Peter said they are on the list also for roof issues, but these will need to stay on it until the roof gets completed. Frank asked Mr. Emmett if the roof is leaking anywhere, he replied that they have only had a leak from a window.

i. Davis Ulmer Sprinkler - Req. #00008 - 11/30/14 - \$38,285.95

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Ed Brymer; Discussion – none
All present voted in favor

j. NT Olivia - Req. #00004 - 11/30/14 - \$22,515.00

Motion was made by Ed Brymer to pay this invoice, seconded by Diane Fitzpatrick; Discussion – this bill is for the acoustical tiles

All present voted in favor

k. Urban Contractors of CT. - Req. #00003 - 11/30/14 - \$59,945.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Ed Brymer; Discussion – Christine asked if there have been any issues with this contractor? Gus said no.

All present voted in favor

l. Spazzarini Const. - Req. #00014 - 11/30/14 - \$145,563.07

Motion was made by Dan Camilliere to pay this invoice, seconded by Diane Fitzpatrick; Discussion – Question was asked if there have been any issues with this Contractor, Gus said no issues, they are performing well.

All present voted in favor

m. Baystate Elevator - Req. #00003 - 11/30/14 - \$6,631.20

Motion was made by Ed Brymer to pay this invoice, seconded by Frank Dellaripa; Discussion – Christine asked how the elevator is; Mr. Emmett said they have had no other issues. Gus said there are some things on the punch list, but they will be taken care of.

All present voted in favor

n. Mackenzie Serv. (fire proofing) - Req. #00002 - 11/30/14 - \$61,845.00

Motion was made by Ed Brymer to pay this invoice, seconded by Dan Camilliere; Discussion – none
All present voted in favor

o. Ct. Mason Contractors - Req. #00007 - 11/30/14 - \$62,687.65

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Diane asked what is going on; Christine said that some things have come out where infill is needed.

All present voted in favor

p. Cherry Hill Glass - Req. #00005 - 11/30/14 - \$225,840.65

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Ed asked if we are we still waiting for the etched glass and the fire door glass, Gus said etched glass isn't in yet, and he received an email that the fire door glass will be here this Wednesday. Mark said no confirmation on the etched glass yet.

Jeff asked how long have we have been waiting, Gus said the final samples were submitted in November. Ed said he thought they couldn't order the glass until the framing was done, Mark said some of the openings had to be field measured it's all the specialty glass. Gus stated the etched glass was just released last week for fabrication.

The glass door in the media center that was shattered, but it is only the temporary glass and the permanent glass will come in soon, Gus continued on to say the leaking glass will be fixed by them also.

Christine asked if there is any way we can hold their payment. Ken said they will follow up with them to see what is going on.

All present voted in favor

3. Change Orders *Tabled at 1/5/15 Special Meeting

These 2 change orders remain on the table until we receive word from the attorney.

Gus stated there is a point of information the counter offer is \$40,000 for A and a credit of \$3,216.00 for B.

a. *PCO #118 - SMI - Re-Containment for Floor Cleaning - 12/22/14 - \$55,659.00 - TABLED

b. *PCO #127 - SMI - Demo Overhead Wall and Folding Patricians, 12/23/14 - \$12,001.00 - TABLED

4. Architect/CM

a. O&G Monthly Report

Gus gave the following report:

Area A - new gym, athletic office completed glass in wood doors, the benches in the locker rooms were being done today.

I am going to start on punch list for those areas as well as choral & band rooms.

The Media center will be turned over to the school in a few weeks, waiting for the furniture to be completed and the light fixtures will be shipped on 1/20. The leak should be fixed, and then the laminate counter top will be replaced.

Started the demo in auditorium will be ready to set up scaffolding on 1/19.

The locker rooms will be ready for turn over this week.

Continuing on the Reno, poured the 500 level slab in chemistry wing.

The perimeter of lecture hall the framing angle isn't shown on the plans, so we are waiting for a proposal from the Contractor. Rusty said he will talk to the Engineer to see if this was something he missed. Christine asked if the Contractor would ask if they noticed it was missing, Ken said that Contractors normally go by the drawings, and seldom question items.

The Mason needs to extend the infill on the 500 level; the existing wood soffit does not extend all the way up. Also, there are 2 existing doors that were removed and there was no lentil and in the guidance wing, they have to re-work the windows and the Mason has to prefill.

Christine stated to the committee in order not hold up the work, she has told Gus to have the work done for time and material. Gus said that it will cost approximately \$25K for all the additional mason work.

In the admin area, the existing wall openings need to be cut for the new ductwork, the existing wall will not be safe, so he will have to rebuild it so it will be structurally safe. The Committee asked if the wall

can be knocked down and have it sheet rocked. Ken said he will have Gus look at each item and see what can be done cheaper.

b. Architects Report -

Rusty gave the following report:

Has completed the punch list on locker rooms, said he will go through the area with O&G to go over the list together, once the corrections are made, he will go back and review what was done to see if any additional items go back on the punch list.

There has been spider web cracking in the boys locker room, the manufacturer came out to look at it and told them to have the sealant company come back and seal it again (which took care of the cracks).

A representative from the lighting company came to inspect the lighting in the gym; one of the solutions he came up with is to add 4 lights (no cost to the project). Rusty continued on to say the Company has to give us the correct light level.

At this time Diane asked if a walk through for the Committee could be scheduled, Christine asked Mike to set it up.

c. Safety & Security- Gus said there was a False Alarm tonight, the Demo contractor was on the 300 level demoing and a block hit a pull station which triggered the fire alarm.

5. Correspondence - none

6. Committee Reports:

Site-work / Construction – none

Communications - Mr. Emmett stated that the latest batch of pictures is up on the website. They are beginning to hold games in the gym starting with wrestling & girl's basketball. The boys' basketball game will be next Tuesday. They did have practices in there yesterday but it's not officially open for business yet.

Mr. Emmett did ask about the wrestling room padded walls, he said he was in there and noticed that there is a metal roof drain that comes down the wall and someone could get hurt, Rusty said this will be corrected. Rusty explained to the Committee that when the old pads were taken down, they were supposed to be saved and put back up in the new space. Unfortunately no one knows where those pads are, Fred said he will look for them, but if they aren't found new ones must be purchased.

Diane asked if there will be signage posted for the use of the gyms, i.e. no food, no cleats, no heels, etc., Mr. Emmett said he will ask Mr. Maltese.

Christine asked if the bleachers passed inspection, Mark said they finished inspecting them today and the certificate should be here tomorrow.

Ed asked about the permanent scoreboard, O&G said it should be here around 1/20 and it just needs to be hardwired in, it has wireless controls.

Technology/Furniture – Frank asked when the next FFE meeting is going to be, Mr. Emmett said that they haven't had a need to meet recently, and won't be until the coordination is set.

Fred said that Phase 2 the library bookshelves and furniture came in today, will receive 2 more shipments tomorrow and Wednesday.

Energy/Commissioning – none

Finance – Christine said they will be meeting on January 26th.

Diane asked the Chairwoman if she could set up a tour of the high school for the committee members, Christine stated that Committee members could go and have a tour at their leisure; Diane stated that it would be nice if the whole committee could go as a single unit. Mike will set up a special meeting for a tour.

7. Old Business -

a. Status UST Abandonment - Clean Harbor - Mike Turner stated that they are still pumping the sludge out and they will notify the Fire Marshal when it is done. Mike said it may be done this week and there is no more petroleum in the water.

b. Architect Update - Bleacher Repair - Rusty said he received an email from the manufacturer, saying they will install the brackets to both sets of bleachers (visitor & home) at no cost. Jeff asked when they are going to do it; Rusty said he will contact them to find that out. Ed asked Rusty to forward the email to Jeff & Mike so they can send it out to the Committee. Rusty said, officially it will go through the site contractor (Spazzarini).

8. New Business - none

9. Upcoming Dates

- a. January 20, 2015 next Town Council meeting
- b. January 26, 2015 next Building Committee meeting

Ed Brymer made a motion at 8:20 p.m. to go into Executive Session, seconded by Frank Dellaripa. The Chairwoman invited Mike Turner, Jeff Bridges, Michael Emmett, Fred Bushey, and O&G Staff Gus Kotait, Mark Jeffco, and Ken Biega to stay.
All present voted in favor.

The Committee came out of Executive Session at 9:30 p.m.

10. Adjourn - Motion made by Diane Fitzpatrick seconded by Dan Camilliere to adjourn.
All present voted in favor.

Meeting adjourned at 9:32 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk